

OWNER'S CERTIFICATION

COUNTY OF TARRANT &

STATE CHT TOURS.

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SEGINNING at a 1/2-inch iron red with a plastic cap stamped "WAI" found for corner at the intersection of the South ngrt-of-way line of W. Anthony Street, a 50-foot ngrt-of-way, with the East nght-of-way line of Travis ö

THENCE South 88 deg 50 mm 16 sec East, along said South right of way line of W. Anthony Street, a distance of 345_24 feet to a 17-inch into not with a plastic cap stamped "WAI" set for corner at the releaseschen of said South right-of-way line of W. Anthony Server with the East feet of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the forbreast conner of Left. Elbox 7 of a 15-foot slay cap point breight the cap point the state of the foot slay cap point the foo

THENCE South 00 deg 09 min 42 sec West, along the East line of said 15-foot alley and the West line of said Lot 1, a distance of 89 00 teet to a 172-inch iron rod with a plastic cap stamped "WAI" found for comer at the Nothwest corner a call Lot 3, Block 7.

THENCE North 89 day 50 min 16 sec West departing the East line of said 15 foot alley and along the North line of said Lot 3, a distance of 125 00 feet, said son rod being the Northeast corner of said Lot 3 and being in the West right-of-way line of Hemphil Street (60° R, 0 W),

THEINCE South 00 deg 09 mm A2 sec West, departing the North line of said 1.01.3 and along the West right-of-way of said Hendphild Street, a distance of 168.00 feet to a 10-north vion not with a plastic cap stamped "WA" found for corner, said non not being at the North-east end of a corner clip at the intersection of the West right-of-way line of said Hentphil Street and the twith right-of-way line of West Stermany Drive (LOS R OW).

THENCE South 45 deg 06 msn 42 sec West, along saud corner clip, a distance of 14 14 feet to a 1/2-inch iron rod with a plastic cap stamped "WAI" found for corner,

THENCE North 89 deg 50 min 18 sec West, along the North right-of-way line of said West Seminary Drive, a distance of 460.24 feet to an "X" cut it concrete found for corner at the intersection of the North right-of-way line of said West Seminary Drive and the East cylorio-way line of sericementures of raisy & Arenue,

THENCE North 00 deg 09 mr. 42 sec East, departing the North right-of-way line of said West Seminary Drive and along the East right-of-way line of said Travia Avenue, a distance of 265 00 feet to the POINT OF BE GINNING

CONTAINING within these metes and bounds 113,436 square feet or 2,804 acres of land, more or less Bearings shown hereon are based upon an on the ground survey performed in the field utilizing GPS observations (WGS84) of N00°0942° Ealing the East right-of-way like of Transs Avenue.

STANDARD NOTES

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or platted water, sandary sawer, drainage, gas, electric, cable or other utility easement of any type

SITE DRAINAGE STUDY

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A set distinguise plant, which will show conformance with the approved doadway drainage plan may be required think with planting plant may be the set of any parties plant in corner cases may be required think with planting plant in corner cases may be added to the planting plant in corner cases may be added to the planting planting

SIDEWALKS

SIDE/WALKS
Sidewaks are required to both sides of all public and private streets, in conformance with the Sidewak
Policy per "City Development Design Standards"

NATE AND WASTEVATER IMPACT FEES STATEMENT.
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BUILDING PERMITS

collutions retrieval is.

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other, sheet
acceptable provisions are made for the construction of any applicable water, sewer, storm strate, with
splits, addeadles, or paving improvements, and approvals lists obtained from the CBy of Fort Worth:

COVENANTS OR RESTRI CTIONS ARE UNIVERSED. This Replat does not vessels the previous "Plat of Record" governing the remainder of the subdivision, not once a farment of reteriove any deed covenants or restrictions.

UTILITY EASEMENT

Unity place because of the property of the pro

PRIVATE UTILITY ACCESS AGREEMENT Submittal of an access agreement with TPW is required to allow vehicular traffic to cross private

PARKWAY PERMIT

Parkway inprovements soch as curb & gutter, pavernent be-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

PRIVATE MANTENANCE NOTE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, arrespency accesses essenternal, recreation areas, open spaces and dramage facilities, said owners agree to inflammily and save harmess the City of Fort Worth. Taxas, from Claims, demages and losses ancerg out of or from performance or the obligations of also where as to thin in this paragraph.

TRANSPORTATION IMPACT FEES STATEMENT.

The City of Fort Worth has an orderance proteomorphic be assessment and collection of transportation moract test. The city of Forth Worth has an orderance assessment and collection of the pipul approximation produced to the approximation of the pipul approximation. In addition, based upon billholder to if the impact the orderance in effect as of the state of the pipul The amount to be collected in determined unter dishellor of other distractions of such controllers. As subvining partner is

COMPLIANCE WITH ORDINANCE 18815-05-2009, REGARDING URBAN FORESTRY, SHALL BE REQUIRED ON THIS SITE

That CVS PHARMACY, (NC., is the owner of the above described parcel of listed, and does hereby along the heferon map as cortroctly representing our plan of subdivision for the shown as Loss 36.4 AE, Block 7, Southseld Addition, an addition to the City of Fort Worth, Texas, and do dedicate to the public use forever the sheets and easements shown thereton.
WITNESS UNDER MY HAND THIS THE day of 2011
CVS PHARMACY, INC. a Rhode Island Corporation
KRISTINE L DONABEDIAN, Assestant Secretary
STATE OF RHODE ISLAND §
COUNTY OF PROVIDENCE §
BEFORE ME, the underagned authority, on this day personally appeared Kristine L. Donabedian, known to me to be the person whose name is subscribed to the above and toregoing instrument, and action verdedged to me that they avecuated the same for the purpose and consideration expressed and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of 2011
Notary Public or and for the State of Rhode Island
SURVEY OR'S CERTIFICATION 1. the undersigned, hereby certify that the pial hereon, depicts and describes the results of an adulation the ground survey made under my supervision, and all comers were as hand of set in zecondarous with to 60° of 61° off VMM pitching lines and registations
PRELIMINARY ~ This Document Shall Not Be Recorded For Any Purpose
Leonard J Lueker Registered Professional Land Surveyor Texas Registration No. 5714
Winkelmann & Associates, Inc. 6750 Hillorest Plaza Drive, Suite 325
Dallas, Teycas 76230 (972) 490-7090
Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional domon fegalating those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied
STATE OF TEXAS § COUNTY OF DALLAS §
SEFORE ME, the undersigned authority on loss day personally appeared Leonard J Lucker, known to ris to be the person whose name is subscribed to the above and foregoing Instrument, and acknowledged to me that they executed the same for the purpose and consideration expressed and in the capacity therein stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the day of
Notary Public in and for the State of Texas

THEREFORE KNOW ALL MEN BY THESE PRESENTS

FINAL PLAT SOUTHSIDE ADDITION LOTS 3R & 4R, BLOCK 7 2.604 ACRES BENG A REPLAT OF LOTS > 22, \$10.00 X ; SOUTH SIDE ADDITION WOULDEST SHAP PROBE TO AND SERVICE OF A PROBLEMBLE OF A RECORD OF CASE PHARMACY, NO ARCHITECTURE OF AND AS DECISIONED A RECORD OF CASE PHARMACY, NO EXPLANATION OF THE OF THE ARCHITECTURE OF THE OF ARRIVED COMPANY, ASSTRACT (No. 122) 2 OF ENGINEER / SURVEYOR: MINISTERNAM & ASSOCIATES, INC. 8750 HILLOREST PLAZA DRIVE, SLITE 325 DALLAS, TEXAS 75230

RECORDING INFORMATION

THIS PLAT IS RECORDED IN DOCUMENTS.

CASE # FS-011-035

DLIENT/OWNER: DVS PHARMACY, ING. ONE CVS DRIVE

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PLAT
7, SOUTHS
TH, TEXAS

FINAL LOCK HR, BLU 췽

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SKILSE, TEXAS